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## **DRAFT SUMMARY OF MEETING #8**

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### **Summary of Historic Preservation Task Force Meeting #8**

Wednesday, February 20, 2013

6:30 pm – 8:30 pm

157 Main Street, Conf. Room 3

#### **Task Force Members in Attendance**

Planning Commissioner Jennifer Pearce  
Planning Commissioner Phil Blank (Chair)  
Emilie Cruzan (arrived at 6:35pm)  
Linda Garbarino

Paul Martin  
Gerald Hodnefield

#### **Task Force Members Absent**

Bonnie Krichbaum

#### **Staff Present**

Brian Dolan, Director of Community Development  
Steve Otto, Senior Planner  
Rosalind Rondash, Associate Planner

#### **Others Present (per the sign-in sheet)**

Randy Isaacs  
Darryl Alexander  
Brian Moret  
Bryan Culp  
Alberto Palacios  
Jeff Early  
Art Dunkley  
Brad Hirst  
Terry Townsend

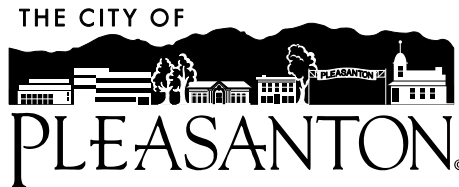
Brian Bourg  
Christine Bourg  
Chris Beratlis  
Andrew Shaper  
Gene Finch  
Allen Aldrich  
Erich Pfuehler  
Bob Byrd  
Jim Morgenroth

Sharrell Michelotti  
Gerry Machi  
Janice Phalen  
Monika Kardasz  
Dorothy Nesbit  
Sandra Jellison  
Mike Peel  
Jane Batchler

#### **Meeting Purpose and Agenda**

#### **Workshop Recap and Survey Summary**

Below is the agenda for the meeting.



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## **A G E N D A**

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### **Preservation Task Force Meeting #8**

Wednesday, February 20, 2013, 6:30 pm – 8:30 pm, 157 Main Street, Conf. Room 3

**Outcome: Workshop Recap and Survey Summary.**

- 6:30 pm    **I. Welcome and Review of Meeting Purpose**
- A. Welcome and Agenda Overview
  - B. Review and Approval of the Meeting #7 Summary
- 6:35 pm    **II. Meeting Open to the Public** *(items not on the agenda)*
- 6:45 pm    **III. Old Business – None**
- 6:45 pm    **IV. Discussion of:**
- A. Workshop Recap
  - B. Survey Summary
  - C. Potential District Map
  - D. Petition from Downtown
  - E. Outreach Strategies
  - F. Council Check-in
- 7:35 pm    **V. Meeting Open to the Public to Comment on the Meeting Material**
- 7:45 pm    **VI. Matters Initiated by Task Force**
- 7:55 pm    **VII. Summary and Next Steps**
- A. Summary of the Meeting, Next Steps, Review of Next Meeting Topics
  - B. Future meeting dates:
    - March 21, 2013 (Task Force meeting)
    - April 18, 2013 (Task Force meeting)
  - C. Location of Next Meeting
- |                 |                                    |
|-----------------|------------------------------------|
| 6:30pm – 8:30pm | 157 Main Street, Conference Room 3 |
|-----------------|------------------------------------|
- 8:00 pm    **VIII. Close**

#### **Accessible Public Meetings**

The City of Pleasanton will provide special assistance for citizens with disabilities to participate in public meetings upon reasonable advance notice. If you need an auxiliary hearing aid, sign language assistance, or other accommodation, please contact the following staff at least two working days before the meeting date: Christina Morales, Senior Office Assistant, (925) 931-5603, [cmorales@cityofpleasantonca.gov](mailto:cmorales@cityofpleasantonca.gov).

The meeting was opened by Planning Commissioner Blank (meeting Chair) at 6:30 p.m. Agenda items were presented and discussed in order.

## **1. Welcome and Review of Meeting Purpose.**

### **a. Welcome and Agenda Overview**

Chair Blank welcomed everyone and Mr. Dolan indicated outline of the agenda that the purposed of the meeting was to discuss the recent Workshop and Survey Summary.

### **b. Review and Approval of the Meeting #7 Summary**

Planning Commissioner Pearce requested a correction to page 7 of 8 to correct the spelling of Bourg. Commissioner Pearce moved approval; the motion was seconded by Mr. Martin.

Passed 6:0.

## **2. Meeting Open to the Public.**

No comments related to Historic Preservation were provided.

## **3. Old Business.**

Chair Blank indicated that no old business was outstanding.

## **4. Discussion of Discussion of:**

- Workshop Recap
- Survey Summary
- Potential District Map
- Petition from Downtown
- Outreach Strategies
- Council Check-in

Mr. Dolan indicated that he would not follow the bullet points, and preferred to keep it informal. Mr. Dolan stated that his overall feeling of the meeting was that it was diverse and felt the individual comments made to him after the meeting were similar to the results of the survey. Mr. Dolan summarized the result of the survey as 50% of those responding were in support of the direction the Historic Preservation Task Force was going in and 50% were not in support. Mr. Dolan also stated that there were a few minor themes that were noticed in the survey responses, such as exclude commercial properties. Mr. Dolan referenced a petition that was received,

which requests that commercial be excluded. Mr. Dolan indicated that the Task Force would need to decide what to do as the process moves forward. Mr. Dolan offered some suggestions for moving forward, including:

- 1) take all this information and go to CC and ask them to provide direction,
- 2) contemplate some amendments to the position the Task Force has taken, or
- 3) take some time and do some strategic outreach to get a more in-depth understanding of what the concerns are.

Mr. Dolan expressed that there are pros and cons associated with option 3; as it will take more time and some people are pretty clear on their position of 'No more regulation' and no amount of education or outreach is going to change their mind. Mr. Dolan cautioned that the Task Force could spend a lot of time doing outreach and ultimately get to Council with the same result. Mr. Dolan concluded by stating that the Task Force should hear from the public that were in attendance and then decide what the next step is.

Chair Blank asked Mr. Dolan if he would be summarizing each of the survey questions. Mr. Dolan indicated that the responses varied hugely, but that the only common theme was the 50/50 split and the subset of the "against" requesting the commercial to be removed from this discussion. Chair Blank stated that he pulled out the following themes:

- a. make an exception for downtown,
- b. no regulation anywhere,
- c. no regulation in downtown, and
- d. all regulation is bad.

Mr. Martin indicated that he noticed that the response to the 50 year rule was a 'no' and good information was given there. Chair Blank posed the question of a year being 1970 as an example. Mr. Martin also stated that from his interactions with people at the workshop, he felt that people have an idea of what is in place now, but that they don't fully understand the regulatory process that is in place right now. The Task Force echoed Mr. Martin's comment. Mr. Martin further stated that he would like to see more information get out there about what we are dealing with now, because he feels that the people that don't want the changes are the ones that don't understand the problems with the current process. Ms. Garbarino concurred with doing outreach and stated that she would like to see a frequently asked questions fact sheet. Chair Blank asked Ms. Garbarino to describe what she saw as the best approach for doing outreach. Ms. Garbarino responded that she would like to see outreach to service clubs, holding meetings within the neighborhood at one of the historic homes, and individual outreach.

Commissioner Pearce added that she and Mr. Dolan attended the PDA (Pleasanton Downtown Association) meeting (Design and Historical Review Committee), and felt that it was well attended and a good reception of the reasons for this Task Force-making sure the rules are clearer, because the rules are all over the place. Commissioner Pearce stated that she felt good about doing that outreach and would be open to doing that type of outreach again.

Mr. Dolan stated that he agreed with Commissioner Pearce and clarified that the PDA has not officially taken a position on this topic. Mr. Dolan stated that he felt that PDA would take a position in the future and they are largely made up of commercial representation. Mr. Dolan confirmed that he heard that the Task Force wants to do additional outreach and shared his idea to:

1. Still propose to the City Council that you adopt a single District., with the understanding that the details of the boundaries still need to be worked out;
2. That commercial properties still be part of the District, but treated differently (for example- a different year threshold for commercial properties). This would allow a property owner to take advantage of the Mills Act, but not more City regulation than there is now;

Chair Blank stated that he didn't like the use of the term "exempt", as he doesn't want it to be paralyzing.

Mr. Dolan spoke to the situation were the standard is applied to a modestly old building and how it is similar to the current outcome.

Commissioner Pearce stated her proposal:

1. Look at the important architectural style for the different areas (residential and commercial) and look at what dates to set the threshold; then
2. Superimpose the concept of new construction
  - a. If the existing is demolished or if development occurs on a vacant lot- you would then look at the important architectural styles.

Mr. Dolan circled back to the discussion that the Task Force has been having about doing a historic survey. He stated that Commissioner Pearce's idea would really feed back into the streamlining approach. He did note that the City Manager hasn't agreed to the concept yet, but also hasn't stated opposition to the idea.

Chair Blank requested what the cost of a historic survey would be. Mr. Dolan stated that the consultant hasn't provided the estimate yet, but it would not be over \$100,000.00. Mr. Dolan stated that he envisioned that the survey be done and each property would be reviewed by the standards that were outlined for that property and that would result in a list of our most important properties. He further stated that those properties would be held to the standards that come out of this process, and

all the other properties are left to be subject to whatever the Downtown Specific Plan has outlined in it.

Mr. Hodnefield restated his position to select a date to remove the subjectivity.

Ms. Garbarino indicated her concern with selecting a date based on some homes may not be in the date range, but are historically contributing to the neighborhood. She further stated that the City has a strong relationship with the PDA, and they really guide the development for commercial in the downtown area, but there isn't the same relationship or assistance for residential.

Mr. Hodnefield inquired about the properties that are homes which are used as commercial establishments. Mr. Dolan responded that they were built as residential buildings and were converted later. Mr. Dolan stated that how the standards should be applied in those situations would need to be resolved.

Mr. Dolan asked the Task Force if they wanted to talk about amendments to the documents or if they wanted to do more outreach? Chair Blank asked Mr. Dolan if a Task Force member could address the Council under Matters Initiated by the Public about asking them to fund the survey. Mr. Dolan stated that the Council couldn't respond and felt that the first step would be for him [Mr. Dolan] to convince the City Manager, because the support of the Task Force recommendation by the City Manager is important to the City Council.

Chair Blank asked Mr. Dolan what he thought the output of the historical survey would be. Mr. Dolan indicated that he thought it would be done for the properties within the District and he provided a summary of how the current staff and applicant dialogue occurs. Mr. Dolan indicated that the current process requires the applicant to pay for and produce the historic survey needed to determine how to handle the project. He indicated that surveys run about \$4000.00 each and it adds to the time it takes to process the application. Chair Blank confirmed that having the survey done by the City for the District would reduce the expense on the individual applicants and would streamline the process as it would allow the Planner at the counter to look the property up and state clearly if the property is historic or not.

Mr. Hodnefield stated that he thought the City had already done surveys. Mr. Dolan responded that surveys that were done in the past were done with a different set of criteria. They only looked at a small set of properties that were 100 years old at that time and only dealing with a specific type of property. The list that staff uses is a compilation of various information, which include surveys done by volunteers walking around and making the call about what should be included.

Mr. Martin stated that he would like to do more outreach to get more information and to rely on the Context Statement to guide the surveys. Mr. Martin added information about what he relates to Pleasanton as growing up and feels that those types of comments need to be incorporated.

Chair Blank asked the group if they wanted to do more outreach. The group collectively supported doing more outreach.

Chair Blank asked the group if they wanted a [historic property] survey. The group was not in support of doing the survey at this time, with the understanding that in the future when the community was more ready for it, then it should be done. Commissioner Pearce requested that it be rolled into the Council check-in so that they can provide direction on if that would be supported.

Commissioner Pearce suggested that the group pick a Council check-in date to have as a target but that it could be adjusted if needed. The group agreed to the May 21<sup>st</sup> Council meeting as the goal date.

Mr. Dolan suggested a subcommittee be created to handle the outreach and pick specific small groups to reach out to, such as the property owners downtown (a group of less than five), and to try to do about four outreach meetings. Mr. Dolan encouraged the group to try to derive what comments are 'they want nothing' and what changes are desired – to dig deeper in to what the real positions are.

Mr. Dolan cautioned that doing a big outreach could expand the outreach time. Commissioner Pearce agreed with Mr. Dolan and stated that she would like to do the outreach but also wants to get to the Council and hear what they want as soon as possible.

The Task Force discussed what community groups to reach out to and where to focus the efforts. The Task Force generally agreed that outreach should be done to the primary stakeholders – PDA, Chamber, residents, etc. The Task Force also indicated that outreach needed to be completed by the end of March.

The Task Force formed a subcommittee:

- Paul Martin
- Linda Garbarino
- Jennifer Pearce

Chair Blank asked if the Task Force would see the staff report before it is provided to the Council? Mr. Dolan said that there wouldn't be time.

## **5. Meeting Open to the Public to Comment on the Meeting Material**

Andrew Shaper stated that he lives in a 120 year old house and feels that the community has not had an opportunity for input. He encouraged that the Task Force to reach out the residents. He referenced the [historic property] survey that was prepared for the City in the past and suggested that the City review what it already has before getting another [historic properties] survey done. He further urged that the Downtown Specific Plan be used and feels they are clear; but if there are problems with the ordinances that exist they should be changed not new regulation and process added. Mr. Shaper also addressed the topic of excluding commercial by stating that the tourists and visitors that come to Pleasanton, they come and see the Downtown-that is what is so special about their visit, and he questioned why would there be more relaxed standards for them than for residential? Mr. Shaper stated that the residential was being picked on because they didn't have an organized group to come down and scream at City Hall like the commercial group does. In closing, Mr. Shaper stated that there could be several historical homes removed and still not have the impact of removing even a single historic commercial building in downtown.

Brian Moret stated that he felt that the documentation didn't reflect what he understood the process to be and that survey summary was inaccurate because he disagreed with how the answers were translated. Overall he felt that what he read in the survey was slanted to be more 'pro historic preservation' than what he would have concluded from the surveys. Therefore, he doesn't have confidence in the process.

Gene Finch stated that he supports the Downtown Specific Plan, and feels that 'marrying' the processes is not needed. Mr. Finch stated that people that really know what they are dealing with downtown need to be on the Task Force. He stated his opposition to any more historic surveys being done. Mr. Finch stated that commercial and residential should be separate. He expressed his objection to more layers of government in the process. Mr. Finch requested that more property owners should be involved.

Jane Batchler stated that one of her concerns were that the people that are reviewing the structures for historic value don't have credentials and requested a person with credentials be the one determination what is historical. Ms. Batchler also stated that she felt the existing documents had all the teeth that the City needs.



Ms. Batchler provided information about the redevelopment of a few sites downtown that were done well, information regarding a residential addition to her own house and the challenges with the City, and details of the progress she has seen in downtown. Ms. Batchler stated that because a building is old doesn't mean that it has historical significance or that it was well built. She stated that she sees what the City is doing as adding another layer to the process.

Mike Peel pointed out to the Task Force that the election for City Council will be in May and recommended not going to the City Council until the Council seat is filled. Mr. Peel referenced the workshop survey and saw a distinct direction of the dates for determining historic preservation.

Pamela Hardy she echoed Jane Batchler's comments and added that this is a living and breathing area that needs to be considered. Ms. Hardy referenced the Fire House Arts Center and the property across the street from City Hall as projects that need to be allowed to occur. Specifically, Ms. Hardy stated that streamlining is needed but that clear regulation is the first step. Ms. Hardy cautioned against more outreach and would rather see the Task Force check back in with Council first.

Darryl Alexander agreed with Ms. Hardy's statements about going to Council quickly. Mr. Alexander referenced the petition and felt that the petition was being minimized. Mr. Alexander stated that he was completely against what the Task Force was doing.

Chris Beratlis stated that he started the petition and stated that he felt that additional outreach would be a waste of money. Mr. Beratlis further explained his feels that the City should be promoting the downtown (with a comparison to Livermore). Mr. Beratlis stated that he also felt that his workshop survey response was not categorized correctly.

Chair Blank asked Mr. Beratlis how many signatures of the petition were residential. Mr. Beratlis stated that there may have been a signature from a residential property owner, but that it focused on commercial and business owners. There was some conversation between Mr. Beratlis and Chair Blank regarding involvement and notification about the Task Force meetings.

Janice Phalen stated that outreach to the Chamber, rotary, and PDA will miss most of commercial property owners, because they don't participate in those organizations and indicated that a lot of property owners live out of town.

Christine Bourg stated that she has been attending the meetings and has been following the process and feels that the outreach is a great idea. Ms. Bourg further stated that providing information may enable them to better understand what is being proposed.

Terry Townsend stated he is aware a lot of projects that have been done in the past and he is familiar with the process and what his clients go through regarding the delays and the maps and applications of the existing documents. Mr. Townsend stated that he didn't want to see another layer and felt that staff is capable of reviewing projects.

Gene Finch stated that the City should use the mailing information that they have on file for the commercial property owners and home owners. Mr. Dolan and Chair Blank indicated that the City does use that list for notifications.

Brad Hirst state that he counted 26 buildings on Main Street were demolished, replaced, or substantially altered and that they didn't need government in any of them (other than design review). He stated that this process is just adding another layer of government. He thanked the Task Force for the time they have put into to this, but that the City needs streamlining of the process. Mr. Hirst further went on to state that Livermore has gotten businesses that should have been located in Pleasanton, but were advised to not deal with Pleasanton [City Hall]. Mr. Hirst gave additional information on prior development downtown.

Gerry Machi requested incentives be provided.

Chair Blank closed the public comment portion of the meeting and stated that the Task Force was not proposing more regulations, and confirmed that the process will be open and transparent.

## **6. Matters Initiated by Task Force**

Chair Blank indicated that a bigger room should be reserved from future meetings.

Mr. Hodnefield asked for more information on how property owners are not being notified. Mr. Dolan indicated that the database is used for notifying the impacted area. Ms. Rondash indicated that the notice of the workshop was done by post card, and that they were mailed to the entire Downtown Specific Plan area, the impacted properties that were outside the Specific Plan area, tenants and owners notification was done, and that there was notification in the local newspaper. Chair Blank asked about notification of the meetings. Ms. Rondash responded that the current meeting was noticed using the interested parties email list that has been compiled over the

last year and includes all those that provided emails at the workshop, those that have provided only a mailing address were provided an agenda by mail.

The Task Force had discussion on how to do noticing. Commissioner Peirce requested that the noticing be posted in the newspaper.

Mr. Martin asked if the sign-in sheet from the current meeting would be added to the interested parties email? Ms. Rondash responded that it would be.

## **7. Summary and Next Steps**

Chair Blank stated that the next meeting would be March 21, 2013, that the next steps would be for the subcommittee to do the public outreach and report back on.

Mr. Dolan added that the City is unveiling the new Conference Center at the OSC [Operations Service Center, 3333 Busch Road]. Chair Blank indicated that the next meeting would probably be at the new meeting room, but requested the attendees to check the agenda.

The meeting was adjourned at 7:55 p.m.